

Wallasey 24 Liscard Way Merseyside CH44 5TP

- **Virtual Freehold Restaurant Investment**
- Let to McDonald's Real Estate LLP on a lease expiring 2030 (no breaks)
- Pedestrianised town centre position near Superdrug and Peacocks
- Rent Review 2020
- Current Rent Reserved
£51,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. To be held for a term of 999 years from completion at a ground rent of a peppercorn.

Location

Wallasey, with a population of some 58,000, is located at the northern end of the Wirral Peninsula adjacent to Birkenhead, and forms part of the Merseyside conurbation. The M53 begins at the town's edge and access to central Liverpool is provided by the A53 Kingsway Tunnel. The property is situated in the main pedestrianised retailing area in the town, opposite the Cherry Square Shopping Centre. Occupiers close by include B&M Bargains, Peacocks, Superdrug, Poundstretcher, EE, Scrivens and Iceland.

Description

The property is arranged on ground and one upper floor to provide a prominent restaurant on ground floor with further seating, customer WCs, staff facilities and storage to the first floor.

The property provides the following accommodation and dimensions:

Net Frontage (inc. Splay)	9.60 m	(31' 6")
Return Net Frontage (inc. Splay)	15.30 m	(50' 3")
Ground Floor Sales	242.47 sq m	(2,610 sq ft)
First Floor Staff and Storage	162.57 sq m	(1,750 sq ft)
Total	405.04 sq m	(4,360 sq ft)

NB. Areas provided by the Vendor.

Tenancy

The entire property is at present let to MCDONALD'S REAL ESTATE LLP, by way of a reversionary lease expiring 15th July 2030 at a current rent of £51,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a rent free period expiring 20th December 2016 which the vendor will top up on completion.

Tenant Information

For the year ended 31st December 2014, McDonald's Real Estate LLP reported a turnover of £87.383m, a pre-tax profit of £49.958m, and a net worth of £302.087m. (Source: Experian 14.04.2016.)

VAT

VAT is applicable to this lot.

Documents

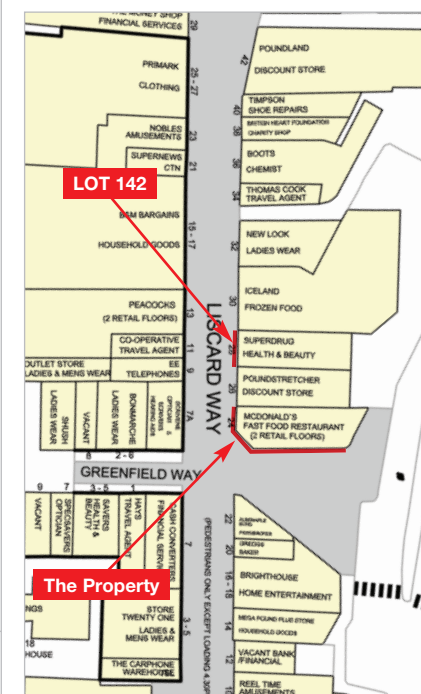
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 63 Band C (Copy available on website).

Buyer's Premium

Buyers will pay 1% + VAT of the purchase price towards the seller's costs.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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